



Thyme Cottage, 7-9 The Street, Braughing, Herts SG11 2QF

- GUIDE PRICE : £725,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer this superb Grade II Listed 4 bedroom period home in the Conservation Area and centre of the beautiful village of Braughing. With attractive elevations to both front and rear, spacious family accommodation adds up to circa 1700 sq ft, with a wealth of exposed beams and fireplaces and complemented by a good size rear garden. The 3 village pubs, Jenyn's First School & Nursery, St Mary's Church, the recreation ground and associated sporting clubs are all within walking distance and the A10 dual carriageway is just a few minutes drive away at Puckeridge.

Entrance Hallway Front door. Exposed brick chimney breast. Window to front. Ceramic tiled floor. Open-plan to:

Kitchen/Diner - 6.02m x 4.14m (19'9" x 13'7") average. Window to front. French doors to rear garden. Part glazed stable door to Utility lean-to. Fitted wall, base and drawer units. Brick fireplace recess with fitted AGA. Work surfaces incorporating Butler sink. Door to recessed larder cupboard with light. Entrance to Family Room. Staircase to first floor. Ceramic tiled floor. Exposed beams.

Glazed Lean-to Utility Enamel sink. Wooden work surfaces. Ceramic tiled floor. Plumbing for washing machine and space for tumble dryer. Radiator.

Family Room - 4.88m x 3.45m (16'0" x 11'4") Dual aspect windows and French doors to rear garden. Door to Cloakroom. Wooden flooring. Two radiators. Fitted bookshelves and base storage cupboards. Door to understairs storage cupboard. Door to:

Living Room - 7.06m x 4.01m (23'2" + inglenook x 13'2") Superb inglenook with open fire. Two windows to front. Windows and French doors to rear garden. Exposed wall and ceiling beams.

Cloakroom White WC and wash hand basin. Radiator. Window. Ceramic tiled floor.

First Floor split-level Landings Exposed beams. Radiator. Door to recessed airing cupboard. Window to rear.

Bedroom One - 4.57m x 3.96m (15'0" x 13'0") average. Vaulted ceiling with exposed beams. Two windows to front and window to rear. Double doors to pair of recessed eaves storage cupboard. Fixed wooden ladder to mezzanine storage platform.

Bedroom Two - 4.27m x 3.1m (14'0" + cupboards x 10'2") Window to front. Exposed beams. Radiator. Double doors to recessed wardrobe cupboard.

Bedroom Three - 4.01m x 2.95m (13'2" x 9'8") Dual aspect windows to front and rear. Exposed beams. Radiator.

Bedroom Four - 3.78m x 3.15m (12'5" x 10'4") Dual aspect windows to side and rear. Radiator.

Family Bathroom - 2.77m x 1.52m (9'1" x 5'0") Bath with shower above. Wash hand basin with cupboard under. WC. Obscure glazed window. Heated towel rail. Access hatch to loft. Inset ceiling lights. Part tiled walls.





Outside

Single Garage (Left hand garage as seen, located just beyond adjoining property to left as facing the house). Up and over door.

Delightful Rear Garden Laid mainly to lawn. Paved patio area. Raised and shaped flower and shrub beds and borders. Large greenhouse with brick base. Timber garden store.

Agent Notes

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

Council Tax Band: G

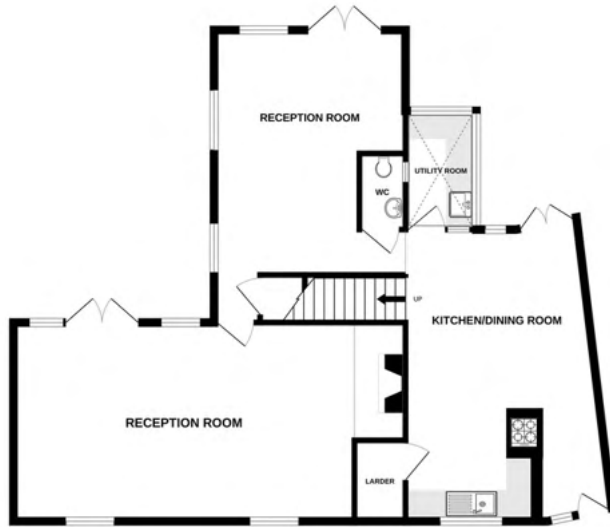






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GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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